



**AGENDA
CITY OF BRYAN
HISTORIC LANDMARK COMMISSION
Wednesday, 13 April 2005**

**Regular Meeting – 5:30 p.m.
Council Chambers of the Municipal Building, 300 S. Texas Avenue**

1. Call to Order
2. Recognition of Visitors
3. Citizens to Be Heard on Items Not on Agenda
4. Recognition of Affidavits for Conflict of Interest
5. Consideration of Minutes –March 23, 2005 meeting
6. Public Hearing and Consideration for **100 N. Main Street**
Certificate of Appropriateness for exterior alterations
7. Commissioner and Staff Concerns
 - A. Individual Commissioners' Concerns
 - B. Items for Upcoming Agendas
8. Adjournment

04/13/2005
STATE OF TEXAS
COUNTY OF BRAZOS
CITY OF BRYAN

On the 13th day of April 2005, the Historic Landmark Commission of the City of Bryan convened in an open session of their regular meeting in the City Council Chambers of the Bryan Municipal Building at 5:30 p.m. with the following in attendance:

Member	Today	Since Apptmt.	Since Apptmt.	Attended	Last 6 Mths	Last 6 Mths	Last 6 Mths
Dawn Jourdan	Yes	4	4	100%	*	*	*
James Ferguson	Yes	4	4	100%	*	*	*
Jim Hiney	Yes	27	26	96%	5	4	80%
Chad Grauke	Yes	4	3	75%	*	*	*
George Hester	Yes	15	14	93%	5	5	100%
James Crawley	Yes	4	3	75%	*	*	*
Sheila Fields	Yes	4	4	100%	*	*	*

Staff members present: Katie Blanchard, Downtown Project Planner; Stephan Gage, Planning Intern.

1. Call To Order

Chairperson Hester called the meeting to order at 5:30 pm.

2. Recognition Of Visitors

There were two visitors that were recognized:

Mr. Michael Record, of 10729 Forest Drive, College Station, TX

Ms. Melanie Purifoy, of 1254 Canyon Creek Circle, College Station, TX

3. Citizens To Be Heard on Items not on the Agenda

There were none.

4. Recognition Of Affidavits Filed In Response To State Law On Disclosure Of Local Official's Conflict Of Interest

There were none.

5. Consideration Of Minutes

Approval of minutes from March 23, 2005

Commissioner Fields asked that the spelling of her name be corrected in the March 23, 2005 meeting minute's attendance table.

Commissioner Hiney made a motion to approve the minutes of the March 23rd meeting, as corrected, and Commissioner Jourdan seconded the motion.

The motion was passed with a unanimous vote.

Commissioner Grauke entered the chambers at 5:33 pm.

6. Public Hearing/Consideration – Certificate of Appropriateness for 100 N. Main Street

Certificate of Appropriateness for exterior alterations

Katie Blanchard, Downtown Project Planner, presented the staff report (on file in Planning Services). Ms. Blanchard informed the Commission that the applicant is proposing the following alterations to the property located at 100 North Main Street:

1. Replacement of aluminum windows on levels 2, 3, and 4 with wood windows;
2. Replacement of deteriorated wood window sashes on first floor and mezzanine level with new wood window sashes;
3. Replacement of windows on the first floor level with vinyl-clad, double-hung windows;
4. Replacement of windows on the mezzanine level with new wood window units;
5. Removal of the existing green canvas canopies on the first floor and mezzanine levels;
6. Removal of paint where the limestone has been painted;
7. Replacement of damaged terra cotta trim with salvaged terra cotta trim;
8. Repair of the North wall (above the Woolworth Building roof) with a plaster parge coat and an elastomeric finish coat;
9. Removal of the existing fire escape on the west (North Bryan Avenue) façade. Installation of a new steel exterior stair for the purpose of emergency egress, and to comply with current Building Code;
10. Removal of the aluminum storefront on the south (East 26th Street) façade and reestablishment of the 1920s plaster façade – Replacement of single entry door with double wood and glass doors and sidelights, removal of the existing canopy, extension of brick pilasters to the ground;
11. Addition of two handicap accessible fire exit doors to the south (East 26th Street) facade;
12. Addition of steps, a handicap accessible ramp and handrails on the easternmost side of the south façade;
13. Removal of the aluminum storefront on the east (North Main Street) façade and reestablishment of the 1920s brick and stone façade – Replacement with a wood and glass storefront.
14. Addition of a flag pole on roof of the building (as shown in historic photographs).

Ms. Blanchard informed the Commission that staff recommends approval of the Certificate of Appropriateness, finding the following:

1. **Windows** - Staff contends that the proposed replacement windows are consistent with the material standards for windows set forth in the Historic Preservation Ordinance, and the preferred standards for window replacement set forth in the Design Guidelines.
2. **Masonry** - Staff contends that the proposed treatment of the masonry and decorative elements of the building are consistent with the preferred methods of treatment outlined in the Design Guidelines. In addition, staff contends that the proposed plaster parge coat is an acceptable treatment for arresting water penetration problems on the north façade, as this wall was never intended to be an exterior masonry wall.

3. **Exit Stairs** - Staff finds that the proposed exterior stair case on the west (North Bryan Avenue) façade is similar to other recently constructed staircases found in the District. Staff contends that both the material and design of the proposed stair is appropriate, and recommends approval.
4. **Entries** - Staff contends that the proposed entries retain the functional and decorative features of historic elements that contribute to defining the overall historic character of the building. Staff contends that the proposed reconstructed south (East 26th Street) and east (North Main Street) storefronts are appropriate, as evidenced by historic photographs provided by the applicant. In addition, staff contends that the reconstruction of the storefronts with salvaged materials will ensure material compatibility, providing a seamless transition with the rest of the structure.

Staff contends that the alteration of the existing window openings on the west (North Bryan Avenue) and south (East 26th Street) facades to door openings is an exterior alteration necessary for the adaptive reuse of the structure. Staff contends that the proposed openings would not remove or radically change the decorative features which are important in defining the overall historic character of the building, nor alter the rhythm of window openings.

Staff also contends that the addition of a handicap ramp along the south (East 26th Street) façade of the building is necessary for the adaptive reuse of the structure, as the building is current out of compliance in terms of accessibility.

5. **Flag Pole** - Staff contends that the proposed flag pole would be an appropriate addition to the roof of the building, as evidenced by historic photographs provided by the applicant.

The Commission discuss the following with Staff:

1. Was a multi-story building previously located next to the subject property; and,

Staff responded the there was a multi-story building located next to the subject property at one time.

2. Where are the extended brick pilasters located; and,

Staff responded that the current pilasters are still in their original location, but are only about half their original size and appear to have been cut at some point.

The public hearing was opened.

Michael Record, of 10729 Forest Drive, College Station, Texas, informed the Commission that the pilasters will be extended and resized to restore the building symmetry.

The Commission discussed the following with Mr. Record:

1. Are new double-entry wood doors being proposed for aesthetic effects; and,

Mr. Record responded that the doors being proposed are in accordance with historic photographs of the building.

2. Why are the exit stairs and the access ramp going in different directions; and,

Mr. Record responded that the access ramp could not be extended in two directions because it would extend beyond the building.

Randall Spradley, of 506 West 26th Street, Bryan, Texas, informed the Commission of the following:

1. Property Manager for Astin Building restoration; and,
2. Current configuration of the stairs and ramp represent the most amenable design possible to avoid encroachment issues along the sidewalks.

Katie Blanchard, Downtown Project Planner, informed the Commission that a minimum 5-foot width must be maintained along the sidewalk to comply with ADA requirements.

The public hearing was closed.

Commissioner Jourdan made a motion to approve the COA for 100 N. Main Street, based on the recommendations of staff, and Commissioner Fields seconded the motion.

The motion was passed with a unanimous vote.

7. Commissioner And Staff Concerns

A. Individual Commissioner's Concerns

Commissioner Jourdan informed the Commission that she recently attended a meeting of the Historic Property Owners Association (hereafter HPOA) in Heritage Park. Commissioner Jourdan informed the Commission that the group is very interested in the proposed revisions to the Historic Preservation Ordinance. Commissioner Jourdan stated that HPOA members wish to contribute input to the drafting of the ordinance, and offered to work with this group to gather their comments and suggestions.

Commissioner Hiney informed the Commission that he attended the unveiling of the Flores Clock outside of the Flores Finance the day before. Commissioner Hiney reported that the event was a success, and was very well attended by City of Bryan personnel.

Commissioner Crawley discussed the need to more thoroughly consider adaptive reuse options when revisions are made to the Downtown Bryan Historic Preservation Plan, so that historic buildings Downtown can be more accurately restored in the future.

B. Items for Upcoming Agendas

Staff informed the Commission that there were no pending agenda items.

Staff informed the Commission that work on revisions to the Historic Perseveration Ordinance is on-going and subcommittee meetings will be scheduled in the near future.

Staff informed the Commission to expect a presentation from Commissioner Jourdan's class regarding the proposed perseveration of the area west of downtown.

8. Adjournment

Commissioner Hiney made the motion to adjourn, and the motion was seconded by Commissioner Grauke.

There being no other business, the April 13th Regular Meeting of the Historic Landmark Commission adjourned at 5:52 pm.

THESE MINUTES SHALL SERVE AS THE OFFICIAL FINDINGS OF THE HISTORIC LANDMARK COMMISSION, AS APPROVED THIS 8th DAY OF JUNE, 2005.

Signature of File

Chairperson of the Historic Landmark Commission